040.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,353,900	/	1,353,900
USE VALUE:	1,353,900	/	1,353,900
ASSESSED:	1,353,900	/	1,353,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
209	-211	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALHI BRAHIM
Owner 2:	
Owner 3:	
Street 1:	209 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERBERIAN GEORGE M-MARIA H -
Owner 2:	-
Street 1:	209 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .279 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Vinyl Exterior and 3882 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12168.000	788,700		565,200	1,353,900
Total Card	0.279	788,700		565,200	1,353,900
Total Parcel	0.279	788,700		565,200	1,353,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.76 | /Parcel: 348.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	27367
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!3357!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	788,700	0	12,168.	565,200	1,353,900		Year end	12/23/2021
2021	104	FV	745,600	0	12,168.	565,200	1,310,800		Year End Roll	12/10/2020
2020	104	FV	661,400	0	12,168.	565,200	1,226,600	1,226,600	Year End Roll	12/18/2019
2019	104	FV	505,100	0	12,168.	600,600	1,105,700	1,105,700	Year End Roll	1/3/2019
2018	104	FV	505,100	0	12,168.	438,100	943,200	943,200	Year End Roll	12/20/2017
2017	104	FV	472,400	0	12,168.	381,500	853,900	853,900	Year End Roll	1/3/2017
2016	104	FV	472,400	0	12,168.	325,000	797,400	797,400	Year End	1/4/2016
2015	104	FV	390,400	0	12,168.	317,900	708,300	708,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:58:05

LAST REV

Date	Time
10/07/20	09:31:56
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERBERIAN GEORG	55960-87		12/1/2010		650,000	No	No		
	11163-428		7/14/1966			No	No		N

USER DEFINED

Prior Id # 1:	27367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2018	1666	Dormers	150,000	O				
2/6/2018	129	Redo Bat	9,000	C				
7/30/2015	1039	Renovate	10,000		7/30/2015			Renovations.
4/30/2014	408	Manual	500					
10/3/2011	1232	Manual	2,500					renovate ductwork
12/31/2010	2453	Addition	48,000					12X28 ON REAR
6/7/2007	415	Re-Roof	14,600			G8	GR FY08	
10/16/2003	893	Redo Bat	10,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2020	Permit Visit	DGM	D Mann
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	Info Fm Prmt	PC	PHIL C
1/6/2009	Meas/Inspect	189	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
4/22/2000	Inspected	276	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12168		Sq. Ft.	Site		0	80.	0.58	1			Med. Tr	-10					565,231						565,200	

Total AC/HA:	0.27934	Total SF/SM:	12168	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 565,231	Spl Credit		Total: 565,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.93830311
Const Adj.:	1.04989493
Adj $ / SQ:	147.768
Other Features:	137861
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	884205
Depreciation:	95494
Depreciated Total:	788711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	7	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

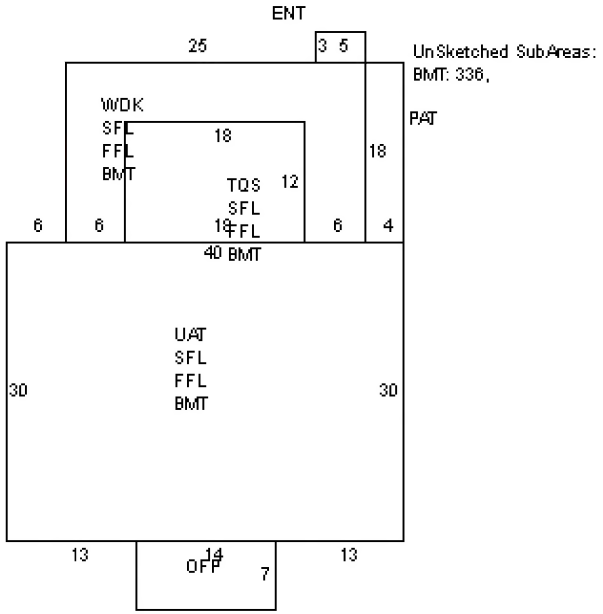
No Unit	RMS	BRS	FL
1	7	4	
1	8	3	
Totals			
2	15	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.54
Special Features:	0	Val/Su Net:	120.84
Final Total:	788700	Val/Su SzAd	216.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,076	44.330	92,030
FFL	First Floor	1,740	147.770	257,116
SFL	Second Floor	1,740	147.770	257,116
WDK	Deck	324	9.540	3,091
UAT	Upper Attic	300	94.570	28,371
TQS	3/4 Story	162	147.770	23,938
OFP	Open Porch	98	35.000	3,430
PAT	Patio	72	6.300	454
	Net Sketched Area:	6,527	Total:	665,962

Size Ad	3642	Gross Area	7481	FinArea	3882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

040.0-0006-0010.0

IMAGE

AssessPro Patriot Properties, Inc